

Torrance, California  
November 29, 1955

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chamber, City Hall, Torrance, California, on November 29, 1955, at 5:30 P. M., Mayor Isen presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Schwab, and Isen. City Manager Stevens and City Attorney Hall were also present.

At the request of Mayor Isen, Mr. Ralph Gompertz led the salute to our Flag.

The Reverend Nathan Bond opened the meeting with an invocation.

At this time, Mayor Isen commented that the Reverend Bond is the Chairman of the Juvenile Delinquency Committee, and that he and the Committee are doing a very fine job. The Mayor thanked Reverend Bond, and asked him to convey to the Committee the thanks of himself and the Council.

Councilman Drale moved to approve the minutes of the Adjourned Regular Meeting held November 22, 1955. Motion seconded by Councilman Benstead, no objections, so ordered.

WRITTEN COMMUNICATIONS:

Deputy City Clerk Hallanger read the following:

1. Report of the Joint Trash Disposal Committee dated November 10, with reference to the problem of refuse disposal in the metropolitan area, with enclosures.

This is for information to the Council, and was ordered filed as a matter of record.

2. A communication from the Board of Public Works, City of Los Angeles, dated November 21, 1955, transmitting joint report of City Engineer and Director of Bureau of Sanitation, concerning beach protection and development studies of Santa Monica Bay Beaches.

This was ordered filed as a matter of record.

3. Request from Metropolitan Water District of Southern California dated November 18, 1955, for information as to whether or not the City wishes to pay out of its municipal funds any portion of the District's taxes levied for the fiscal year 1956-57. *see 12/6/55*

City Manager Stevens was asked what the precedent had been, and replied that we had always let the District levy its own taxes, and had not paid them out of any other pocket.

Councilman Blount moved that the Metropolitan Water District be informed the City does not elect to pay out of its Municipal Funds any portion of the District's taxes levied for the fiscal year 1956-57.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

4. The following organizations have requested the use of the Civic Auditorium, and have been cleared by the Recreation Department and are included in their list sent to Council for information with last week's Agenda:

CAA011

- a. Cub Scout Pack 733-C of Boy Scouts, for the evening of December 15, 1955, free of charge except for janitorial service costs. Dated November 21, 1955.

Councilman Blount moved this request be granted. Motion seconded by Councilman Benstead, no objection, so ordered.

- b. Request dated November 14, 1955, from Local Union No. 218, Sanitary, INTERNATIONAL BROTHERHOOD OF OPERATIVE POTTERS, for free use of the Auditorium on December 20, with charge for custodians to be paid.

Councilman Blount moved the request be granted. Motion, seconded by Councilman Benstead, no objection, so ordered.

- c. Request dated November 21, 1955, from the First Methodist Church for free use of the Auditorium in the afternoon of December 18, 1955.

Councilman Blount moved to grant the request with the stipulation that custodial fees be paid. Motion seconded by Councilman Benstead, no objection, so ordered.

5. Communication dated November 16, 1955, from the State of California Department of Public Works, advising that, based on the population of 67,459 as shown by the special census of this year, the estimated gas tax revenue for Torrance is \$163,750.00.

There were no objections and the letter was ordered filed.

6. A request from the Howard S. Miller Company, contractors, dated November 22, 1955, for permission to use the sanitary sewer on the south side of Torrance Boulevard across from five acre plot on the north side of Torrance Boulevard between Henrietta and Victor Streets. This use would be to serve a ninety-eight bed community hospital which they are to erect there.

City Manager Stevens was asked for his opinion on this, and said he has received a letter from the local hospital saying that they are very short of beds, and urging that the City cooperate with Mr. Miller.

Councilman Blount moved the request be granted. Motion seconded by Councilman Benstead, no objections, so ordered.

7. A letter dated November 21, 1955, from F. E. Hopkins, City Manager of Redondo Beach, in reply to letter of November 17th from City Manager Stevens. This letter stated the intention of Redondo Beach to direct all drainage from the development at the intersection of 174th Street and Hawthorne Boulevard to a settling basin area there, and later to connect into the County drain, and included plans.

There were no objections, and this was ordered filed.

8. A request from Don B. Wolf, dated November 3, 1955, for an increase of \$490.60 in his contract for Torrance Fire Station No. 4.

Councilman Drale moved this be referred to the City Manager for his study and recommendation. Motion seconded by Councilman Benstead, no objection, so ordered.

9. A request dated November 22, 1955, from Chief Benner of the Fire Department for an appropriation of \$551.36 for draperies at Fire Station No. 4, and enclosing estimate from Fernand Barrett Company on these.

Councilman Blount moved the request be granted. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

10. Communication from George C. Powell containing staff recommendation to City Manager Stevens dated November 23, 1955. This recommended that the purchasers of homes in Tract 20803, built by Grand Construction Company, be allowed to store their furniture in the garages of the homes before the houses are completed, on condition that those who do so first sign a legal document relieving the City of any responsibility. Attached to this recommendation was a request from Grand Construction Company for final inspections of interiors only of the homes in this tract so the buyers could store their furniture in the houses themselves.

Councilman Drale moved to concur with the staff recommendation that these people be allowed to store their furniture in the garages of the houses after signing said release. Motion seconded by Councilman Schwab, no objection, so ordered.

11. Letter dated November 25, 1955, from Chamber of Commerce Board of Directors and signed by Tom V. Watson. This letter recommended the adoption of the fully developed plan for off-street parking as first outlined to Council by Mayor Isen at the Special Meeting of the Council on November 21, 1955.

Councilman Drale moved that this be filed as a matter of record. Motion seconded by Councilman Benstead.

Councilman Blount objected, saying he did not think the matter should be handled this way.

Councilman Drale said he was not in opposition to the recommendations but felt that the second paragraph of this letter should be submitted to the City Attorney for a ruling as to whether or not such action would be legal before final action is taken.

Councilman Schwab said he felt that leeway for maintenance of the parking meters should be shown in the letter, and Councilman Blount pointed out the words "net proceeds" in paragraph 5 of the letter, saying this covered the maintenance.

Councilman Blount said he felt the City should not advance any money for this until the property owners had raised the \$50,000 as outlined in the letter.

Mayor Isen agreed with Councilman Drale that the City should have a ruling from City Attorney Hall before using funds for this loan.

Councilman Schwab moved to concur with the recommendations of the Chamber of Commerce after the property owners have advanced \$50,000 or more and subject to a ruling from City Attorney Hall that the City's action in granting this loan would be legal.

Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

11. A request from the Torrance Chamber of Commerce, dated November 25, 1955, for waiver of license fee for searchlights and flood lights for the Chamber's Christmas Program.

Councilman Schwab asked what the lights were to be used for, and was told by Chamber of Commerce President Paul Loranger that they were to be used for the street dance and auto show.

Councilman Drale moved to approve the request. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES:

COUNCILMEN: Drale, Schwab, Isen. NOES: COUNCILMEN: Benstead, Blount. ABSENT: COUNCILMEN: None.

12. Memorandum from Torrance Board of Education, dated November 16, 1955, regarding fill dirt to raise the level of the low ground <sup>at the</sup> site of the <sup>High</sup> School, above the 75-foot level,\* and asking to get this dirt from the City.

City Manager Stevens was asked about this, and said there was no <sup>200</sup> possibility they could get the dirt within 60 days. He said further <sup>12/6/55</sup> that about two-thirds of this area is below the 75-foot contour. He said he would so advise the School Board, and expressed doubt that the City could allow them to fill this large area, causing drainage to the surrounding properties.

Councilman Drale suggested, if such permission is given, the

School Board be advised it is done on their own responsibility.

The Mayor suggested this whole matter be referred to the Legal Department for a ruling, and then handed on to the City Manager for his reply to the School Board.

There was no objection and it was so ordered.

13. Letter from Board of Education dated November 16, 1955, regarding dedication of Frontage Road at South High School.

City Manager Stevens was asked about this, and said the City would only accept this if it was improved to our standards.

Councilman Drale moved the City Manager be authorized to answer the letter and inform the Board of Education of that fact. Motion seconded by Mayor Isen, no objections, so ordered.

14. An opinion from James M. Hall, City Attorney, on the Store Properties, Inc., lease, opinion dated November 29, 1955.

The Mayor commented that this opinion by Mr. Hall was very well done. It ruled that the City has a valid agreement with Store Properties, which the Mayor said was, in the opinion of Council, the best arrangement the City could have made for the land.

Councilman Blount moved the Council request the Mayor to sign the lease. Motion seconded by Councilman Schwab.

Mayor Isen said he would do this later in the evening.

Motion carried unanimously by roll call vote.

15. A letter dated November 28, 1955, from Store Properties, Inc., signed by Anson Dreisen, Secretary. This said Store Properties will give full cooperation to the City Attorney in bringing about removal of all clouds on the title of the approximately 36 acres involved in their lease. This also confirmed the statement made by Mr. Swig that they will pay the monthly rent for the property soon. The letter said rental payments would begin January 1, 1956.

There were no objections and the letter was ordered filed.

16. Letter from Vincent Thomas, Member of Assembly, dated November 25, 1955, thanking City Attorney Hall for copy of Resolution No. 2848, and assuring him he will discuss this matter with the Governor.

There were no objections and the letter was ordered filed.

#### Recommendations of the City Manager:

##### PERSONNEL:

1. Allene W. Ball has been promoted from Typist-Clerk to Account Clerk, in the Building Department commencing December 1, 1955, at the first salary step. (Selected from Eligible List).

Councilman Benstead moved to concur. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

#### ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Letter dated November 8, 1955, from Polly di Mayle, Planning Commission Street Naming Division, requesting Council approval of certain street name changes, as recommended by the Planning Commission at meetings held earlier this year.

The Mayor set the hearing date for these changes as the Regular Meeting of the Council to be held at 5:30 P. M. December 20, 1955.

2. Communication from John R. Patrick, Assistant to City Engineer, submitting petitions for the creation of a 1911 Act Assessment District for the construction of sewers in the Vista Highlands District, being

southerly of Carson Street, northerly of Monterey Street, westerly of Hickory Avenue and easterly of Flower Avenue. A map showing the area was attached.

There were no objections, and the communication was ordered filed, and Mr. Patrick was instructed to present the necessary Resolution at the next Regular Meeting of the Council.

3. Letter from John R. Patrick, Assistant to City Engineer, enclosing letter of recommendation from the Los Angeles County Health Department regarding their survey of the area in the proposed Vista Highlands Sewer District. Letter from Mr. Patrick dated November 25, 1955.

Deputy City Clerk Hallanger read in full the letter from the County of Los Angeles Health Department dated October 25, 1955, signed by Roy O. Gilbert, Health Officer, as follows:

Honorable City Council  
City of Torrance  
City Hall  
Torrance, California

Attention: Mr. Ronald W. Bishop, City Engineer

Gentlemen:

SUBJECT: Vista Highlands Sewer District.

I, the undersigned, Health Officer of the County of Los Angeles, having been officially designated by the City Council to perform public health services for the City of Torrance, hereby recommend that proceedings be instituted at once for the installation of sanitary sewers in that portion of the City of Torrance known as Vista Highlands Sewer District, as shown on the attached map. This recommendation is made pursuant to the provisions of Section 2808 of the Streets and Highways Code.

This department has made an investigation of the Vista Highlands Sanitary Sewer District. During the course of this investigation 32 house-to-house calls were made. Of this number 13 occupants were not at home or did not answer the door. Of the 19 property owners or tenants actually contacted, 10 or 47.5% reported that they have had trouble with their individual subsurface sewage disposal systems. They complained that the seepage pits and cesspools filled up or caved in, also that frequent pumping and cleaning out of the sewage disposal systems was necessary, and the construction of new disposal systems.

The nature of this trouble is inherent with the use of any type of subsurface sewage disposal system in areas such as this where the soil does not provide good leaching action.

Very truly yours,

s/Roy O. Gilbert M. D.  
Health Officer.

There were no objections, and the two letters were ordered filed.

Councilman Benstead asked the City Manager if this included the area on Iris Street which he had been concerned about. City Manager Stevens replied that he thought it did.

4. CASE NO. 367. Transmittal form from Planning Commission for Variance and Conditional Permit to construct a second dwelling on an R-1 lot, located in Tract 15397, at 5372 Doris Way, application of Salvatore Artese, recommended for approval.



Councilman Drale moved to concur with the recommendation of the Planning Commission. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

5. FINAL TRACT MAP NO. 15570. Transmittal Form from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 15570 containing 155 lots located Northerly of Calle Mayor, Southerly of Tract No. 15569 and Easterly of Tract 15397. Attached: letter from R. W. Bishop, City Engineer, dated September 7, 1955; Planning Commission Minutes of September 21, 1955; letter from Los Angeles County Flood Control District dated April 28, 1955; and sketch of Tract. Also attached is copy of letter dated November 28, 1955, from Len Construction Company with which was enclosed check for \$2,983.73 for offsite sewer reimbursement.

City Manager Stevens was asked for information on this by Mayor Isen, with the comment that the Council had not had time to study it.

The City Manager said the Tract was given final approval last September by the Planning Commission, but by some error the builders were not informed of the sewer fee at that time, but have now sent a check since they found out about it.

Councilman Benstead commented that the number of lots in the tract has been increased.

Planning Director George Powell was present, and said this increase had been allowed because where the Planning Commission had originally recommended a through street in an area there, the grade had been found to be too steep. For this reason the Planning Commission has allowed the extra lots to be picked up.

Councilman Benstead moved to table this for a week for study. Motion seconded by Mayor Isen.

Mr. Nerenbaum of Seaboard Engineers, representing the builders, objected. He said this had been delayed by the City officials several times.

Councilman Blount asked about the report from the County Flood Control, and whether with this tract we were giving permission to build below the 75-foot contour.

City Manager Stevens said he believed everything in the tract is above Calle Mayor.

The Motion to table for one week carried unanimously by roll call vote.

Mayor Isen asked that City Engineer Bishop give a report to the Council on this tract by next regular Council meeting, covering the extra lots and the elevations in the tract relating to flood control.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2852

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACKNOWLEDGING RECEIPT OF AFFIDAVIT OF PUBLICATION OF NOTICE OF INTENTION TO CIRCULATE A PETITION SEEKING THE ANNEXATION OF AN AREA, AS DESCRIBED IN SAID NOTICE, TO THE CITY OF TORRANCE AND APPROVING THE CIRCULATION OF THE PETITION.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for adoption of Resolution No. 2852. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Attorney Hall asked if advice or suggestions from the School Board should not be sought in this matter.

The Mayor instructed the City Attorney to write the necessary letter.

RESOLUTION NO. 2853

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM TOM KARDISHIAN AND ARTHUR KARDISHIAN.

Councilman Schwab moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Schwab moved for adoption of Resolution No. 2853. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING A WATER COMMISSION, FIXING THE NUMBER OF MEMBERS THEREOF, ESTABLISHING THEIR DUTIES AND RESPONSIBILITIES AND FIXING THE TERMS OF OFFICE THEREON.

Councilman Drale said he would like to have it stated in this Ordinance that each Councilman would have the right to appoint a member to this Commission.

City Attorney Hall said this had been a matter of policy to date, but that it could probably be made a part of the Ordinance.

There being no objections, this was referred back to the City Attorney for another week.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE III, CHAPTER 2 (CONSISTING OF SECTIONS 2.37 TO 2.55 INCLUSIVE) OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO CHANGE THE NAME OF THE PLAYGROUND AND RECREATION COMMISSION TO PARK AND RECREATION COMMISSION AND TO CHANGE THE NAME OF THE DIRECTOR OF PLAYGROUNDS AND RECREATION TO DIRECTOR OF RECREATION.

The Mayor said he believes it would be the wish of Council to have the member of the Council who is Chairman of the Park and Recreation Committee sit as ex officio member of the Commission, rather than the Mayor.

Councilman Benstead said he thought that the Mayor, under the Charter, sat as ex officio member of all Commissions.

City Attorney Hall said he thought not, but would check.

The Mayor said he thought it would be better from now on to set it up as he has suggested, if this is not in conflict with the Charter.

There were no objections, and this was referred back to the City Attorney.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING APPENDIX I, IN ITS ENTIRETY, OF "THE CODE OF THE CITY OF TORRANCE, CALIFORNIA, 1954," AND SUBSTITUTING A NEW ZONING ORDINANCE THEREFOR, WHICH SHALL BE KNOWN AS APPENDIX I.

The Mayor set the date for the public hearing as 5:30 P. M., December 20, 1955, at the regular Council meeting.

ORAL COMMUNICATIONS

Chief of Police Haslam made the Council the following recommendations of the Traffic Commission:

- "A school crossing guard at Dalemead and Rolling Hills Road; suitable stop signs to be placed on Via Pasquale and Monte de Oro;
- the stop sign at Los Altos and Calle Mayor be removed to Calle Mayor and Susanna;
- stop signs to be placed on Anza at Torrance Boulevard;
- stop signs to be placed on Anza and Sepulveda; and
- stop signs to be placed at Ellinwood and Sepulveda."

Councilman Drale moved to concur with the recommendations of the Traffic Commission.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

Councilman Drale moved the City Attorney be authorized to draw the necessary Ordinances.

Motion seconded by Mayor Isen, no objections, so ordered.

City Manager Stevens made the following oral recommendations:

1. That the City purchase 16 cubic yard Gar Wood packer unit which was used for one week, the purchase price to be \$4,770.96, with the condition we be given a full new guarantee. See 12/6/55

Councilman Drale moved to concur with the recommendation of the City Manager.

Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

2. That the City pay the Los Angeles Peace Officers' Association coverage to insure our Police Officers for false arrest, false imprisonment, etc., in the amount of \$302.50.

Councilman Blount moved to concur with the recommendation of the City Manager.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

3. That the Council move to waive the fee for a business license for Boy Scout Troop 726 for selling Christmas trees, subject to a letter whereby they state this is not for personal profit.

Councilman Drale moved to concur with the recommendation. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

4. In the interest of the clean-up campaign, that the Police Department be especially alerted to this problem for the next few weeks, and form refuse details to specifically run down violators and arrest them.



Councilman Benstead moved to concur with the recommendation. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Schwab said he would like to bring up the matter of opening Arlington Avenue. He said that due to the fact that Reynolds is coming in, we will soon be pouring even more of a load on Crenshaw. He said he felt Arlington should have been opened before this, and that condemnation proceedings should begin soon.

Councilman Drale agreed, but suggested that Arlington be opened to 203rd Street and then the steps necessary be taken to bring the street on into Torrance.

City Manager Stevens said he believed this could be done.

The City Manager said that by the next regular meeting of Council he would try to have for them a statement from Dominguez Land Company of their conditions for granting an easement. He said he believed all the Councilmen would remember that there is, in the road department budget of the County, \$60,000 set up for us, and that we should by all means use it this year.

Councilman Schwab commented that there is another building going up now which faces Arlington, and that many trucks go that way.

Councilman Benstead said he thought when the street was begun it should come all the way through and not stop at 203rd Street.

Councilman Drale agreed that this would be better if we could get the land from Columbia Steel Company.

Mayor Isen expressed the hope that Columbia, which has once refused this easement, would change their opinion on it.

Councilman Drale said he believed they would do so if this street were opened to 203rd and they could see how much good it would do.

In a general discussion, it was said that there was a possibility the City had vacated several streets to allow Columbia to build here.

It was agreed that City Manager Stevens should prepare a report for the next meeting of Council on this.

Mayor Isen said he would like to take a few minutes to discuss the Store Properties matter. He said that as a result of last week's meeting, Store Properties has agreed to pay rent commencing January 1, 1956.

The Mayor reiterated that the City Attorney had done a fine job on this, and he wanted particularly to call to the attention of Council the elements of City Attorney Hall's ruling wherein it states a bid is not necessary. He read from the ruling as follows:

"A further and most vital consideration, insofar as the city is concerned, is to produce a development which in terms of property taxes and retail sales taxes will yield the highest revenue for the General Fund of the City of Torrance. This made careful selection, the financial ability of a prospective tenant, and the ability to attract mercantile tenants of a high order, of prime consideration. This can seldom be done through competitive bidding in that such a tenant, because of his overall qualifications, should not be left to chance."

The Mayor asked that the record show that he has never been against this, but was in favor of it. He said that Mayor Drale before him, and he in turn, had not signed the lease for technical reasons only. The Mayor said the Council has worked hard on this for over a year now, and feel they have the best tenant. The Mayor said he has now signed all three copies of the lease.

Councilman Benstead moved that all bills properly audited be paid. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Council adjourned at 6:15 P. M.

I. J. HALLANGER *I. J. Hallanger*  
By Deputy City Clerk of the City of Torrance

APPROVED:

*Albert Isen*  
Mayor of the City of Torrance

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